

Message Text

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ACTION NEA-10

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FM AMEMBASSY ALGIERS
TO SECSTATE WASHDC IMMEDIATE 5646

LIMITED OFFICIAL USE ALGIERS 2986

E.O. 11652: N/A
TAGS: AFSP, AG
SUBJECT: HOUSE FOR JOHN BEAM

REF: STATE 307462

1. BREAKDOWN OF REPAIR COSTS

A. MASONRY WORK A DA 20,270

PREPARATION OF LAUNDRY ROOM, CONSTRUCTION OF INTERIOR
WALL TO PROVIDE SECURE STORE ROOM/PANTRY, INSTALLATION OF
VENTS IN BATHROOMS AND KITCHEN, REMOVAL OF INOPERATIVE SHUTTERS,
REPAIRS TO INTERIOR AND EXTERIOR WALLS.

B. ROOF REPAIRS - DA 23,821

REMOVAL OF OLD ROOFING MATERIAL AND INSTALLATION OF NEW
ROOF.

C. PLASTERING - DA 6794

REPAIRS TO INTERIOR WALLS AND CEILINGS.

D. PAINTING -DA 66,054 LIMITED OFFICIAL USE

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COMPLETE REPAINTING OF INTERIOR AND EXTERIOR OF HOUSE.

E. GRILLWORK - DA 28,800

INSTALLATION OF GRILLS ON ALL WINDOWS.

F. ELCTRICAL WORK - DA 17,300

REWIRING, REPLACEMENT OF OUTLET, INSTALLATION OF NEW OUTLETS.

G. PLUMBING - DA 42,930

CONNECTION OF HOUSE TO CITY GAS SYSTEM, CONVERSION OF FURNACE FROM OIL TO GAS, CONNECTION OF HOT WATER SYSTEM TO FURNACE.

H. CARPENTRY WORK - DA 21,740

REPAIRS TO WINDOW AND DOOR FRAMES, INSTALLATION OF VALANCES, INSTALLATION OF SHELVING.

2. ESTIMATED TIME TO COMPLETE REPAIRS: 60 DAYS.

3. IS HOUSE HABITABLE: BY US STANDARDS, NO.

4. HOUSE DESCRIPTION WITH SQUARE FOOTAGE

A. FIRST FLOOR - LIVING ROOM (380), DINING ROOM (300), STUDY (180), ENTRY HALL (100), KITCHEN AND PANTRY (200), MAIDS QUARTERS (120), LAUNDRY ROOM (80), STOREROOM (120), HALF BATH (40), TWO GARAGES (500).

B. SECOND FLOOR - BEDROOM (330), BEDROOM (150), BEDROOM (150), FULL BATH (100), HALF BATH (50), HALL(200), STORAGE AREA (150).

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5. PROPERTY IS APPROXIMATELY 7500 SQ FEET.

6. HOUSE HAS CENTRAL HEAT, NO TELEPHONE.

7. LEASE WILL BE FORFOUR YEARS WITH OPTION TO RENEW FOR TWO ADDITIONAL TWO-YEAR PERIODS.

8. FIRST LEASE NOT SIGNED BECAUSE HOUSE DISCUSSED IN THIS TELEGRAM DISCOVERED BETWEEN TIME APPROVAL REQUESTED AND GRANTED TO SIGN FIRST LEASE. BECAUSE NEWLY DISCOVERED HOUSE IS CLEARLY SUPERIOR IN TERMS OF PRIVACY, LOCATION, NEIGHBORHOOD, PROXIMITY TO EMBASY, AND BASIC QUALITY OF CONSTRUCTION, WE DECIDED TO TDETERMINE COSTS OF REPAIRS AND LEASE TERMS FOR NEW HOUSE RATHER THAN SIGNING LEASE FOR LESS DESIRABLE PROPERTY.

9. TO BEST OF OUR KNOWLEDGE FIRST LEASE PROPERTY STILL

AVAILABLE. HOWEVER WE WOULD POINT OUT THAT IT WOULD
COST IN EXCESS OF DOLS 18,000 MORE OVER A FOUR YEAR
PERIOD

10. POST APPRECIATES BUREAUS DIFFICULTIES AND EFFORTS
IN OUR BEHALF IN LEASING MATTERS. HOWEVER AS YOU ARE
AWARE THE HOUSING SITUATION HERE IS EXTREMELY DIFFICULT
AND COMPLICATED. PLEASE REPLY NIACT IMMEDIATE.LYNE

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